



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2403468
Applicant Name: Herschel Parnes for Steve and Kathy Estey
Address of Proposal: 7658 East Green Lake Drive North

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of a three-story, 3,147 sq. ft. addition to an existing duplex and construction of a two-car detached garage. Existing detached two-car garage to be demolished.

The following approval is required:

Special Exception - To allow expansion of a non-conforming residential use greater than 500 square feet (Allowed: 500 sq. ft. Proposed: 3,147 sq. ft. – Seattle Municipal Code (SMC) 23.42.106B4).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The subject property is located at 7658 East Green Lake Drive North in a Single Family 5000 (SF 5000) zone. This 7,200 square foot (sq. ft.) rectangular shaped parcel is situated on the east side of East Green Lake Drive North between Orin Court North and North 77th Street in the Green Lake neighborhood of Seattle. Development on the subject site consists of a two-story legally established duplex (permit #459165) and detached two car garage. Access to the garage is via an existing 16' wide graveled alley.

The subject duplex sits atop a plateau about 10' above a relatively steep embankment fronting on East Green Lake Drive North. Most of the site is relatively flat and continues to slope upward approximately 4' towards the rear alley boundary line.

Surrounding property to the north, east and south of the subject site is also zoned SF 5000 with development consisting of a mix single family residences and a duplex varying in styles and ages. One block north of the subject site is zoned Lowrise 1 (L-1) developed with a variety of apartments, single family residences and townhomes. Green Lake Park is directly west of the subject property.

Proposal Description

The applicant proposes to construct a 3,147 sq. ft. addition to an existing legally nonconforming duplex structure as described by Table A:

	Existing	Proposed	Total
Basement	0	531 sq. ft.	531 sq. ft.
1 st Floor	986 sq. ft.	1,066 sq. ft.	2,052 sq. ft.
2 nd Floor	840 sq. ft.	922 sq. ft.	1,762 sq. ft.
3 rd Floor	0	628 sq. ft.	628 sq. ft.
Total	1,826 sq. ft.	3,147 sq. ft.	4,973 sq. ft.

The proposal also includes constructing 316 sq. ft. of covered porch area, demolishing the existing two-car detached garage and constructing a new 400 sq. ft. detached garage with 200 sq. ft. of storage area below it. Per the applicant, the addition will be constructed in two (2) phases.

Phase I

During this phase the existing duplex structure will be temporarily lifted from its existing foundation and moved 12.5' to the east. The existing front and side porch and stairs will be removed. At this time, the excavation for the crawl space, partial basement and new garage foundations will be completed. New concrete foundations for the existing duplex, duplex addition and garage will be installed.

Phase II

The existing duplex will be lowered onto the northernmost portion of the new foundation. Construction of a three-story addition along the south façade of the duplex, interior alterations to the existing duplex structure, new porches and a detached garage will occur at this time.

Public Comment

The public comment period for this project originally ended June 2, 2005 and was later re-noticed which resulted in an additional public comment period ending September 14, 2005. DPD received eight (8) written comment letters and a petition signed by ninety-two (92) neighbors in opposition to this duplex expansion proposal. The neighbors expressed their concerns regarding impacts to views, neighborhood character, parking, property values, traffic congestion and safety, and the allowance of the continuation of the duplex use in a single family zone.

ANALYSIS – SPECIAL EXCEPTION

The existing structure contains a nonconforming residential use, a duplex, in a Single Family zone where only single family residences are allowed. The duplex use is a non-conforming residential use and is allowed based on the past permit history; specifically a Building Permit (#459165) issued on September 18, 1957 to “Convert Existing Residence to Duplex Per Plan”.

Pursuant to SMC 23.42.106, Expansion of nonconforming uses, “A structure occupied by a nonconforming residential use may be maintained, repaired, renovated or structurally altered, but may not be expanded or extended except...” The Code exceptions allow for expansions and extensions required by law; to improve access for the elderly or disabled; for minor structural features; for accessory structures; for expansions no more than 500 square feet only in single family zones and for expansions greater than 500 square feet only in single family zones by Special Exception.

The addition is greater than 500 square feet and must be reviewed pursuant to SMC 23.42.106B4 which provides that;

An expansion greater than five hundred (500) square feet of gross floor area and/or exceeding the average height of the closest principal structures on either side may be approved by DPD through a special exception, Type II Master Use Permit, if the proposed expansion meets the development standards for single family construction and is compatible with surrounding development in terms of:

- a. Architectural character,*
- b. Existing streetscape and pattern of yards, and*
- c. Scale and proportion of principal structures;*

a. Architectural character

The existing duplex is a two-story clipped gabled pitched roof structure with crawl space below amongst many one-story, two-story and three-story structures in the surrounding neighborhood. A common ramp walkway from the sidewalk located on East Green Lake Drive North leads to two (2) separate covered entry porches with stairs. Each entry provides separate access to the upper dwelling unit and the lower dwelling unit. The exterior siding on the existing structure is a combination of painted wooden vertical board and batten on the upper portion of the building and horizontal clapboard siding on the remaining wall facades. The proposal includes interior alterations to convert the existing structure to one (1) unit and construction of a three-story with basement addition to the existing structure’s south façade which would comprise the second dwelling unit. The addition is designed to match the existing structure in the form of similar roof slopes and shape, window openings and continuous floor plates. In addition, consistency of materials from old to new such as windows, siding, roofing, trim, porch details and unifying color are planned to make the building’s exterior similar to that of a single family residence.

The architectural character of the structures on the subject site's block front varies from gabled roofed two-story cottages with gabled dormers to a contemporary hipped roof house. The typical siding material is horizontal wood siding, both lap boards and shingle. The following table describes the use and year built of the structures on the subject block

Addressing	Use & No. of Units	Year Built
7676 E. Green Lake Dr. N.	Single Family Residence	1905
7664 E. Green Lake Dr. N.	Single Family Residence	1990
7658 E. Green Lake Dr. N. (Subject Site)	Duplex	1902
7652 E. Green Lake Dr. N.	Duplex	1905

The architectural character of the neighborhood is varied in design but with a consistency of rooflines and materials. Gable roofs predominate on a range of one-story to three-story residences in the neighborhood. There are a variety of two-story and three-story roof configurations: full and partial stories and both shed and gable dormers. The typical siding material is horizontal wood siding, both lap boards and shingle. Structures with extensive porches are also prevalent within the neighborhood.

The addition, as proposed, would replicate the clipped gabled pitched roof style of the existing residence as well as the rooflines that are predominant in the neighborhood. The exterior elevations show a use of exterior materials (wooden shingles/horizontal siding, wood clad windows) and a design that includes entry doors placed under extensive porches with the southernmost unit's entry set back further from the building street front than the northernmost unit's entry. The proposed design would make it difficult for the casual observer to ascertain that this structure is a duplex and not a single-family residence. Therefore, compatibility with the architectural character of the surrounding neighborhood is met by this proposal.

b. Existing streetscape and pattern of yards

Most of the homes along East Green Lake Drive North are located about 10' above the sidewalk elevation, with terraced landscaping, retaining walls, rockeries and stairs traversing the hillside to the homes entrances. The homes are situated 20' or more from the front property line and tend to have a distance of 10' or more between properties. Due to the existing topography conditions and existing structure footprint width, the rear yards aren't visible from the sidewalk. Per GIS mapping, on-site parking, located within attached and detached garages, is located at the rear of the homes accessed via a series of alleys. Structures with footprints wider than 40' were observed by the land use planner during a site visit to the neighborhood.

The existing duplex is setback 13.67' from its front boundary line-much closer to East Green Lake Drive North than its immediate neighbors. Its side yards are 5.17' and 22' measured from the duplex footprint to the north and south property lines respectively. The existing structure's footprint is measured 24.5' in width.

The applicant proposes to relocate the existing duplex structure 12.5' to the east and construct an addition that would increase the duplex footprint to a total of 47.25' in width. By relocating the existing structure further east, a front yard (20.17') is created that meets current development

standards per SMC 23.44.014.A and will be more consistent with the front setbacks of the adjacent properties. The increased structure width in the form of a combination of wall facades, cover decks and porches is designed to utilize more of the allowable width of the site similar to the property just north of the subject site and other homes in the neighborhood. Onsite parking for two vehicles will be located in a detached garage with an entrance facing the alley.

However, the proposal also includes the removal of the ramp walkway and construction of two (2) concrete stairways from the sidewalk to the separate covered porch entries. This alteration of the existing pedestrian access to the units is not compatible with the existing streetscape. Therefore the proposal will be conditioned to only allow one (1) pedestrian path from the sidewalk to the proposed structure.

As conditioned, the proposal is compatible with the existing streetscape and pattern of yards.

c. Scale and proportion of principal structures

The surrounding neighborhood consists of a mixture of one, two and three-story residences with a variety of average to large scale residences. The design of the proposed addition is similar to the scale and proportion of the home just north of the subject site and typical larger homes in the neighborhood. Per the applicant, the massing of the house varies from two-stories to three stories with the purpose to diminish the size and bulk of the resulting building. The applicant has provided survey data which documents the peak ridge elevations for the structures at 7664 East Green Lake Drive North, and 7652 East Green Lake Drive North. This information, in addition to the proposed peak elevation for the duplex documented on the submitted plans, indicates that the proposed ridge elevation will be below the average peak heights of the two adjacent properties by approximately 3'. The applicant has also provided examples of properties in the immediate neighborhood that are of similar scale and proportion to the duplex proposal.

Therefore, the proposed duplex addition meets the criteria for compatibility with scale and proportion of principal structures.

DECISION – SPECIAL EXCEPTION

The proposed special exception to allow the expansion of a legally nonconforming structure is **APPROVED WITH CONDITIONS.**

CONDITIONS-SPECIAL EXCEPTION

Prior to issuance of Master Use Permit

1. Revise plans to show one (1) common pedestrian path from the sidewalk to the proposed structure.

Signature: (signature on file) Date: September 22, 2005
Tamara Garrett, Land Use Planner

TG:rgc

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